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PP/NHRB/N/145/2020

BY REGISTERED POST WITH ACK DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in)

Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/N/145/2020 Dated: 07.2020

To

The Principal Chief Engineer  
Greater Chennai Corporation  
Ribbon Building  
Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the proposed construction of Stilt + 4 Floors Residential building with 16 Dwelling units Comprised in S.No.49 Part, Block No.9C Naduvakkarai Village, Koyambedu Taluk, Chennai within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. The PPA received in SBC No.CMDA/PP/NHRB/N/145/2020 dated 21.02.2020.
  2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
  3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
  4. Govt. letter No.6188/UD4(3)/2017-S received from H&UD Dept. dated 13.6.2017.
  5. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
  6. CMDA office order No.7/2019 dated 12.3.2019.
  7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
  8. G.O. (Ms) No.35 Housing and Urban Development (UD - 1(1)) Department, dated. 18.02.2020.
  9. G.O. (Ms) No.54 Housing and Urban Development (UD - 1(1)) Department, dated. 12.03.2020.
  10. This office DC advice sent to the applicant in this office letter even No. dated 04.07.2020.
  11. The applicant's letter dated.10.07.2020

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Planning Permission Application for the proposed construction of Stilt + 4 Floors Residential building with 16 Dwelling units Comprised in S.No.49 Part, Block No.9C Naduvakkarai Village, Koyambedu Taluk, Chennai within Greater Chennai Corporation



Limit received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 10<sup>th</sup> cited.

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2. The applicant has remitted the following charges in the reference 11<sup>th</sup> cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs. 34,000/- (Rupees Thirty Four Thousand only)	Vide Receipt No.B0016660 dated 09.07.2020.
2.	Scrutiny Fee	Rs. 5,000/- (Rupees Five thousand only)	
3.	I&A charges	Rs. 7,86,000/- (Rupees Seven lakhs Eight Six thousand only)	
4.	MIDC charges	Rs. 5,05,000/- (Rupees Five lakhs Five Thousand only)	
5.	Regularization Charges	Rs. 1,50,000/- (Rupees One lakhs Fifty Thousand only)	
6.	Flag Day	Rs. 500.00 (Rupees five hundred only)	Vide Receipt No.5303 dated 09.07.2020.

3. Two sets of approved Plans are Numbered as B/NHRB/205A&B/2020 dated.17.07.2020 in Planning Permit No.13574 are sent herewith. The Planning Permit is valid for the period from 17.07.2020 to 16.07.2025.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover



the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA ) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. As approved by Tamil Nadu Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and Development) Act 2016, the Promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority".

"தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபாயம்மேண்டிப்புக்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ,



விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாயம்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகு, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. The Planning Permission issued under New Rule TNCDDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

*S. Ganesan*  
20/7/2020

For Member Secretary

- Encl: 1. Two sets of approved Plans  
2. Two copies of Planning Permit

Copy to:

1. Thiru.K.Ravichandran,  
Executive Engineer & Admin Officer,  
Tamil Nadu Housing Board  
Anna Nagar Division,  
1<sup>st</sup> Floor TNHB Complex,  
Thirumangalam,  
Chennai-600 101.
2. **The Member**  
**Appropriate Authority**  
108, Uthamar Gandhi Salai  
Nungambakkam, Chennai – 600 034.
3. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road  
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**  
Enforcement Cell CMDA,  
Chennai - 600 008.
5. **The Chief Engineer**  
CMWSSB  
No.1, Pumping Station Road,  
Chintadripet,  
Chennai - 600 002.



Chennai Metropolitan Development Authority  
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

Permit No.

13574

Date of Permit..17.07.2020.

B/NHRB/205/ARB/2020. Th. K. Ravichandran

File No..P.P./N.H.R.B./N).0145/2020. EE, & ADD, TNHB  
1st FLOOR, T.N.H.B

Name of Applicant with Address...complex, Thimimangalam  
Ch-101.

Date of Application..21.2.2020

Nature of Development : ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~

Site Address...PP is for the proposed construction  
of ~~erect~~ + 4 floors Residential  
building with 16 d. units in S.no 49PT

Division No.....BLOCK NO: 9C, Naduva Kkara  
village, Koyambedu Taluk, ch.

Development Charge paid Rs 34,000 Challan No. 16660. Date. 09.7.2020.

PERMISSION is granted to the layout/sub-division of land/  
building construction/change in use of land/building according to the  
authorised copy of the plan attached hereto and subject to the  
condition overleaf.

3. The permit expires on 16.07.2025

the building construction work should be completed as per plan before the expiry  
date. If it is not possible to Complete the construction, request for renewing the  
planning permit should be submitted to Chennai Metropolitan Development  
Authority before the expiry date. If it is not renewed before the said date fresh.  
Planning Permission application/has to be submitted for continuing the construction  
work when the Development Control Rules that may be currently in force at that time  
will be applicable. If the construction already put up is in deviation to the approved  
plan and in violation of rules. Planning permit will not be renewed.

S. Shanmugan  
20/7/2020  
For MEMBER SECRETARY

17-7-2020



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CONDITIONS

Note: 1. According to Section 79 of the T. & C. P. Act 1971 ( Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.





பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)  
(1919 MCMC Act Section 238)

ply  
21/8/2020

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN08/00273/2020		PP//NHBB/N/145/2020 - 20/07/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி தேதி / Approval Date	மனுக்கள் தாக்கல் / Application Date
N08	N100	25/08/2020	25/08/2020
மனுக்களின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		EXECUTIVE ENGINEER-and ADMINISTRATION OFFICER , TAMIL NADU HOUSING BOARD, Anna Nagar Division, TNHB shopping first floor, Thirumangalam, Chennai- 600101.	
சேவாவிடும் சேவை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:9C,Survey No:S.No: 49(PART), 7th Main Road,Anna Nagar,Anna Nagar,Naduvakkarai, Chennai, 600040	
Building License Fees		260000	
Road cut charges - CMWSSB SEWERAGE		23800	
Road cut charges - CMWSSB, WATER		17900	
Road cut charges - TNEB		17900	
Scrutiny Fees		600	
Workers Welfare Board		344500	
மொத்தக் கட்டணம்/ Total (In Rs.)		664700	

Amount (in words): Rupees Six Lakh Sixty Four Thousands Seven Hundred Only

Payment Details:

DD Number: 516345 Amount 664700 Date: 13/08/2020 Bank: ICICI BANK  
(In Rs.):

இது குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைவு நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

24/02/2021  
24/08/2025

ஆகத் தேதிக்குள் வேலை தொடங்கவில்லையென்றால் அனுமதி செல்லாது.

This Sanction will expire if the construction is not started with in 24/02/2021

If Construction started Building Permit is valid up to 24/08/2025



Digitally Signed by A S Murugan  
Date: 25-Aug-2020 (13:39:09)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER & ADO  
ANNA NAGAR DIVISION  
Tamil Nadu Housing Board,  
Thirumangalam, Chennai - 600 101.